



PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brian Keating, District Manager
Brad Brewer, Development Coordinator

February 9, 2017

Robert King
Town of Loomis Planning Department
P.O. Box 1327
Loomis, CA 95650

RE: Application #16-17 Modification of the Taylor Road Mixed Use Project APNs: 044-123-059 & 068

Robert:

We have reviewed the application package dated November 2, 2016 for the subject project. The applicant is referred to the District's 1990 Stormwater Management Manual for applicable future drainage related design standards, a copy of which is available for download off the County website at www.placer.ca.gov. This project is located within the Secret Ravine Watershed. A general assessment of flooding in this watershed is provided in the *Update to the Dry Creek Watershed Flood Control Plan* dated November 2011. This study indicates that this project is located where onsite stormwater detention is not recommended. However, the District recommends that the applicant assess the capacity of the existing downstream drainage facilities to determine if mitigation measures are needed for controlling stormwater runoff. Because the development will likely create or replace more than 2,500 square feet of impervious surface, the project is likely subject to the requirements of Hydromodification Management and Low Impact Design (LID) measures, in the Town's new Phase II NPDES Permit. Please consider these requirements and design measures within future submittals.

Please call me at (530) 745-7541 if you have any questions.

A handwritten signature in black ink, appearing to read "Brad Brewer".

Brad Brewer, M.S., P.E., QSD/P
Development Coordinator

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South Placer Municipal Utility District

5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

February 7, 2017

Town of Loomis
Planning Department
P.O. Box 1330
Loomis, CA 95650

Attention: Robert King, Town Planner

Subject: #16-17 Modification of the Taylor Road Mixed Use Project
APN: 044-123-059-000 and 044-123-068-000

Dear Mr. King,

Thank you for the opportunity to comment on the application for the modification of the Taylor Road Mixed Use Project. The proposed modification will decrease the number of lots and the number and mix of dwelling units, while increasing open space and leaving the same number of commercial lots. The proposed modification makes the following changes:

	<u>Current</u>		<u>Proposed</u>	
	Lots	DUs	Lots	DUs
Commercial	11		11	
Open Space	1		2	
Single Family Dwelling w/Carriage Unit	13	26	8	16
Single Family Dwelling	14	14	6	6
Duplex w/each dwelling on single lot	6	6	14	14

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the District's facility map has been provided for your use. Please refer to Ordinance 09-02 for information regarding participation fees.

The District has reviewed the preliminary plans submitted with the Referral/Request for Comment and the following comments apply:

- a. Downstream portions of the sewer collection system that serve this property have capacity deficiencies. A will-serve letter for sewer service for the anticipated development cannot be issued until the deficiencies are rectified. The design and right-



South Placer Municipal Utility District

5807 Springview Drive
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of-way acquisition of a diversion pipeline to relieve the capacity deficiency are currently underway.

Additional requirements may be required as design information is provided.

Prior to issuing a will-serve letter for sewer service, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

Please do not hesitate to contact me at (916) 786-8555 extension 311 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Carrie Huff'.

Carie Huff, P.E.

Attachments:

SPMUD Facility Map

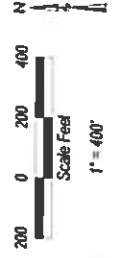
SOUTH PLACER M.U.D.

MAP: M12

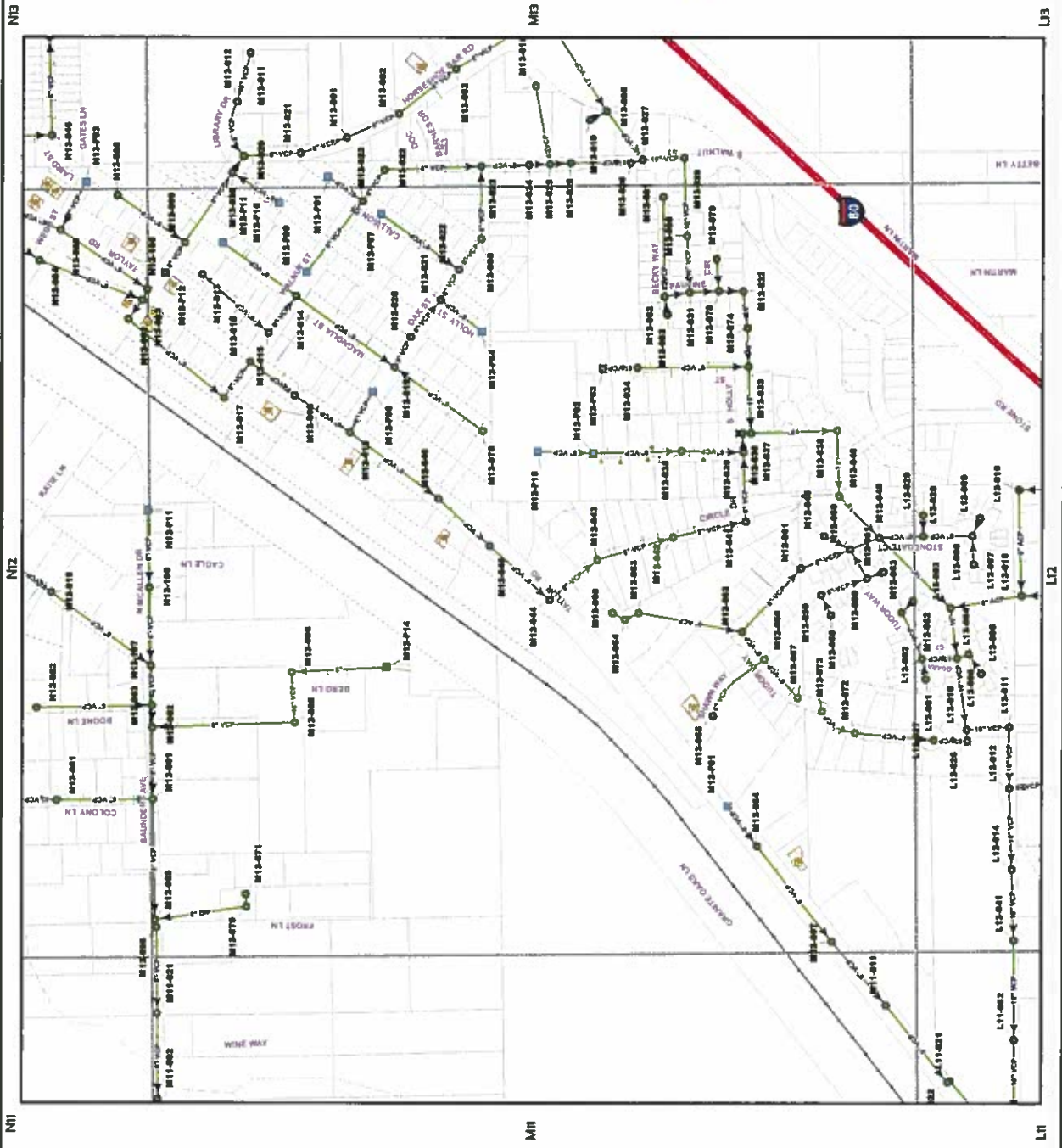
SEWER SYSTEM

MAP SYMBOLS

- Sanitary Structure Inventory**
- Component Type - Status - Owner
 - Manhole - Operational - SPNUD
 - Inside Drop - Operational - SPNUD
 - Outside Drop - Operational - SPNUD
 - Spot - Operational - SPNUD
 - Manhole Clean Out - Operational - SPNUD
 - Port - Operational - SPNUD
 - Bed Pipe - Operational - SPNUD
 - SubCap - Operational - SPNUD
 - Flushing Branch - Operational - SPNUD
 - Manhole - Proposed - SPNUD
 - Inside Drop - Proposed - SPNUD
 - Outside Drop - Proposed - SPNUD
 - Spot - Proposed - SPNUD
 - Port - Proposed - SPNUD
 - SubCap - Proposed - SPNUD
 - Flushing Branch - Proposed - SPNUD
 - Manhole - Out of Service - SPNUD
 - Port - Out of Service - SPNUD
 - Spot - Out of Service - SPNUD
 - Manhole - Operational - Other
- Sanitary Pipe Inventory**
- Line Type - Status - Owner
 - Force Main - Operational - SPNUD
 - Force Main - Out of Service - SPNUD
 - Gravely Line - Operational - SPNUD
 - Gravely Line - Proposed - SPNUD
 - Gravely Line - Out of Service - SPNUD
 - Gravely Line - Operational - Other
- Sewer FOG Extractor**
- Grease Trap
 - Grease Interceptor
- Sewer System Valves**
- Operational
 - Proposed
 - Out of Service
- NOTES:**
NONE
- Sewer Service Connections**
- Operational
 - Proposed
- Sanitary Sewer Services**
- Operational
 - DOLL
 - Proposed
- Sanitary Pump Stations**
- Flow Recorder - Operational
 - Lift Station - Operational
 - Lift Station - Out of Service
- Private Structure Inventory**
- Private Structure Inventory
- Private Sanitary Pipe Inventory**
- Force Main
 - Gravely Line
- Private Sewer Services Connections**
- Private Sewer Services Connections
- Private Sanitary Sewer Services**
- Grease
 - Waste
 - Pump
- Private Pump Stations**
- Lift Station
- Private Facility Site**
- Private Facility Site
- Boundary**
- SPNUD Boundary
 - City of Rockledge
 - City of Rossmore
 - Town of Louisa
 - Neighborhood
- Detail Callout**
- Callout



GRID UPDATED:
9/21/2016



Robert King

From: Smith, David J@DOT [David.J.Smith@dot.ca.gov]
Sent: Wednesday, February 08, 2017 3:45 PM
To: Robert King
Subject: Taylor Road Mixed Use Project Modification 03-PLA-2017-00042
Attachments: Comment Letter.pdf

Dear Mr. King,

Thank you for including California Department of Transportation (Caltrans) in the review for the Taylor Road Mixed Use Project Modification. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the state's mobility goals that support a vibrant economy, and build communities, not sprawl.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

Please reply to this email to confirm receipt of the attached comments.

If you should have any questions concerning these comments or require additional information, please feel free to contact me.

Thank you,

David Smith
Transportation Planner - North
Caltrans - District 3
703 B Street
Marysville, CA 95901
(530) 634-7799

Robert King

From: Laura Rath [LRath@placer.ca.gov]
Sent: Friday, February 03, 2017 4:23 PM
To: Robert King
Cc: 'adour-smith@areawest.net'
Subject: RE: Phase II Report for Taylor Road

Hi Bob,

Environmental Health Services has reviewed the Phase 2 report and has concluded that no additional soil sampling related to past land use is required.

We have also reviewed Application #1617 Modification of the Taylor Road Mixed Use Project and have no comments on the project.

Hope you have a great weekend.

Let me know if you have any questions.

Thanks,
Laura

From: Robert King [mailto:RKing@loomis.ca.gov]
Sent: Thursday, January 26, 2017 11:19 AM
To: Laura Rath
Cc: 'adour-smith@areawest.net'
Subject: RE: Phase II Report for Taylor Road

Thanks!

From: Laura Rath [mailto:LRath@placer.ca.gov]
Sent: Thursday, January 26, 2017 11:16 AM
To: Robert King
Cc: 'adour-smith@areawest.net'
Subject: RE: Phase II Report for Taylor Road

Good Morning,

The report will need to be reviewed by our staff geologist. I have provided him with a copy and he will review when he has a chance. We have several projects in front of this one so I am not sure of the time frame for review.

Thanks,
Laura

From: Robert King [mailto:RKing@loomis.ca.gov]
Sent: Thursday, January 26, 2017 11:09 AM
To: Laura Rath
Cc: adour-smith@areawest.net
Subject: FW: Phase II Report for Taylor Road

Good Morning Laura,



MIWOK United Auburn Indian Community
MAIDU of the Auburn Rancheria

Gene Whitehouse
Chairman

John L. Williams
Vice Chairman

Calvin Moman
Secretary

Jason Camp
Treasurer

Gabe Cayton
Council Member

RECEIVED
MAR 23 2017
TOWN OF LOOMIS

March 2, 2017

Robert King
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Subject: Application #16-17 Modification of the Taylor Road Mixed Use Project (APNS: 044-123-059 & 068)

Dear Robert King,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. We recommend UAIC tribal representatives observe and participate in all cultural resource surveys. If you are interested, the UAIC's preservation department offers a mapping, records and literature search services program that has been shown to assist project proponents in complying with the necessary resource laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process.

The UAIC's preservation committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the preservation committee's identification of cultural resources in and around your project area, UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
Chairman

CC: Marcos Guerrero, CRM